

Roman Way Industrial Estate

Unit 10, Roman Way, Preston. PR2 5BD

Warehouse | 3,020 – 9,101 ft²



LED lighting



Parking available



Roller shutter door



Secure yard



Undergoing
Refurbishment



Three Phase Power

Available to Let



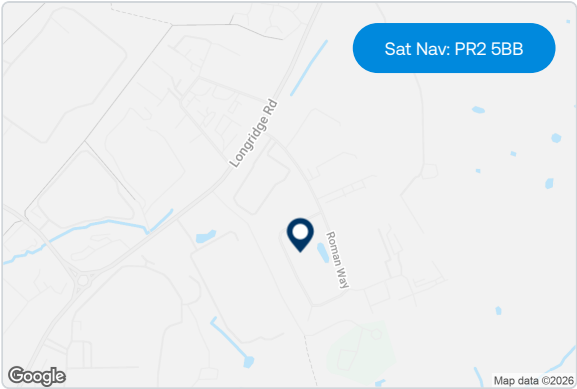


Description

This mid-terrace unit is of steel portal framed construction benefitting from electrically operated roller shutter doors, with minimum eaves height of circa 5m, three-phase power supply, gas fired, hot-air blow heaters, LED lighting within the warehouse, staff and customer parking across the full frontage, W.C.'s and kitchen facilities and large secure yard.

A Service Charge is payable as a contribution to maintaining the common parts of the development, details are available on request.

Rateable Value £16,500 (April 2026 List). Estimated Rates payable £7,000 per annum.



Location

Roman Way Industrial Estate is one of Lancashire's best located business parks, off Longridge Road and within less than 1 mile of Junction 31A of the M6 motorway. This provides excellent access to the wider, regional motorway network with Manchester, Warrington and Liverpool all less than 1 hour drive time.

Preston City Centre is situated to the west and Blackburn, the Fylde coast towns and Lancaster are all within a 15-mile radius.

Nearby occupiers include Board24 Ltd, EH Booth & Co and Watson Manufacturing and local amenities are available at the nearby Bluebell Way Services including Spar Supermarket, Starbucks Drive-Thru and Subway

Further information

EPC
Unit 10: D,
Units 29 &
30: E

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 10	Warehouse	3,020	Immediately	2,390
Units 29 & 30	Warehouse	6,081	Immediately	4,814
Total		9,101		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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